



**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**  
**Regular Session - Date: OCTOBER 22, 2007**  
**AGENDA**

7:30 p.m. – Roll Call

Motion to accept minutes of 8/27/07; 9/10/07; 9/24/07 meetings as written.

**PRELIMINARY MEETINGS:**

1. **CHRISTOPHER MEE (07-53)** Request for 1 ft. Front Yard Setback and; 5 ft. Side Yard Setback for proposed 10' X 22' Deck at 738 Mt. Airy Road in an R-3 Zone **(66-1-8)**
2. **WILLIAM HIGHTOWER (07-54)** Request for 8 ft. Rear Yard Setback for existing detached deck at 15 Valewood Drive in an R-4 Zone **(39-3-23)**
3. **EVE FRED A (dba Freda Home Professional Office/RLF Management Inc.) (07-55)** Request for Variance to the provisions for Home Professional Offices which restricts the operation to employ no more than one person. Applicant proposes to employ five employees in the business. Applicant proposes a total of seven off-street parking spaces (Definitions - Section 300-89) in an R-4 Zone **(47-1-35) As referred by Planning Board:**
4. **NEW WINDSOR SENIOR PROJECT (07-56)** Request for variances to construct senior housing project in Vails Gate area (as referred by Planning Board (07-01)) in an R-4 Zone **(46-1-46)**

**PUBLIC HEARINGS:**

5. **ANTHONY GILLMEIER (07-43)** Request for 4.5ft side yard setback and; 6ft rear yard setback for existing shed at 112 Cedar Avenue in an R-4 zone **(18-3-12)**
6. **JEFFREY DUNKO (07-48)** Request for 4 ft. Side Yard Setback and; 5 ft. Rear Yard Setback for proposed pool at 2518 Constitution Way (The Reserve) in an R-3 Zone **(77-7-18)**
7. **FRANCES HALES (07-51)** Request for 15.5 ft Side Yard Setback and; 2.5 ft Total Side Yard Setback and; 19 ft. Rear Yd Setback for proposed addition at 109 Erie Ave in an R-4 Zone **(26-1-10)**
8. **JOANN MANGIARACINA (07-52)** (As referred by the Planning Board) Request for :

<b>REQUIRED SIDE YARD - SILO</b>	40 ft.	2.3 ft	37.7 ft.
<b>REQUIRED SIDE YARD - BARN</b>	40 ft.	24.3 ft.	15.7 ft.

for existing Barn and Silo at 122 Toleman Road in an R-3 Zone **(56-1-56)**

9. **JONATHAN GODFREY (07-49)** Request for 5 ft. Side Yard Setback and; Variance of [300-11-A-3 No accessory building shall project nearer to the street on which the principal building fronts than such principal building.] for proposed pole barn at 271 Riley Road in an R-3 Zone **(35-1-86.2)**
10. **LAPIDUS/KOCH (07-57)** Request for variance of 4,164 s.f. of minimum lot area for Lot #1 (As referred by Planning Board) located on Lake Road in an R-4 Zone **(58-5-1)**

**(NEXT MEETING – MONDAY, NOVEMBER 5, 2007 – 7:30 P.M.)**